



ULSTER PROPERTY SALES

# UPS

**DOWNPATRICK BRANCH**

Unit 7 49-51 Market Street,  
Downpatrick, County Down, BT30 6LR

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 39 BALLYALGAN ROAD

Crossgar BT30 9NQ

- Detached Chalet Bungalow
- Five Bedrooms
- Master Bedroom Ensuite
- Approx 3300sqft
- Detached double garage

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 65      | 66                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Northern Ireland                            |         |                         |
|                                             |         | EU Directive 2002/91/EC |

**Offers Around £450,000**

# 39 Ballyalgan Road

, Crossgar, BT30 9NQ



**Entrance Hall**

6'7" x 7'7" (2.00m x 2.32m)  
Stairs, two double doors, door to:

**Living Room**

15'0" x 16'10" (4.57m x 5.13m)  
Open fire. Vaulted ceiling. Two windows to front, door to:

**Kitchen/ Living/ Dining area**

20'10" x 24'1" (6.35m x 7.34m)  
High and low level units with quartz worktops, fridge/freezer, range cooker, Island unit, Stainless steel undermount sink. Tiled flooring. Wine cooler and NEFF dishwasher. Two windows to rear, window to side, fireplace, bi-fold door, door to:

**Utility Room**

18'3" x 6'10" (5.56m x 2.08m)  
High and low level unit with recess for washing machine and tumble dryer. Window to rear, Storage cupboard, double door, door to:

**Sun Room**

10'9" x 13'5" (3.27m x 4.09m)  
Three windows to rear, window to side, two windows to front, two double doors.

**Dining Room**

11'0" x 11'9" (3.35m x 3.58m)  
Window to front, door to:

**Master bedroom**

13'11" x 13'2" (4.24m x 4.01m)  
Two windows to rear, three Storage cupboard, three double doors, door to:

**En-suite**

Low flush w.c. vanity unit and corner walk in shower. Window to rear.

**Bedroom 2**

11'0" x 11'11" (3.35m x 3.63m)  
Window to front, door to:

**Bathroom**

White low flush wc, pedestal wash hand basin, panelled bath, Corner walk in power shower. Tiled flooring. Window to rear, door to:

**Study**

11'0" x 11'10" (3.35m x 3.61m)  
Window to front, Storage cupboard, double door, door to:

**Hotpress**

2'0" x 6'0" (0.61m x 1.83m)

**Store**

2'3" x 6'10" (0.69m x 2.08m)

**Landing**

6'7" x 28'1" (2.00m x 8.56m)  
Two skylights.

**Bedroom 3**

9'10" x 20'1" (3.00m x 6.12m)  
Two skylights, door to:

**Walk-in Wardrobe**

Door to:

**Bathroom**

6'8" x 7'1" (2.03m x 2.16m)  
White low flush w.c., pedestal wash hand basin, bath with overhead shower. Skylight, door to:

**Bedroom 4**

9'11" x 16'2" (3.03m x 4.93m)  
Skylight, door to:

**Store**

Door to:

**Bedroom 5**

9'4" x 16'11" (2.84m x 5.16m)  
Door.

**Double Garage**

Fitted with electric and plumbed. Window to side, two electric shutter doors.

**Outside**

Mature private gardens with ample parking.



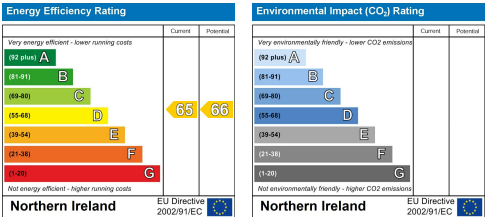
## Directions



Floor Plan



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| <b>BALLYHACKAMORE</b><br>028 9047 1515 | <b>CARRICKFERGUS</b><br>028 9336 5986 | <b>DOWNPATRICK</b><br>028 4461 4101 | <b>MALONE</b><br>028 9066 1929      |                                         |
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